

013.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

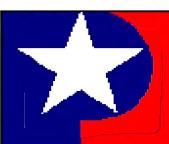
Total Card / 991,200 / 991,200

USE VALUE:

991,200 / 991,200

ASSESSED:

991,200 / 991,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
5-7		DOROTHY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: REZENDES CATHERINE T/TRUSTEE	
Owner 2: CATHERINE T REZENDES REVOCABL	
Owner 3: TRUST OF 2015	
Street 1: 5 DOROTHY RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: REZENDES STANLEY S--ETAL -
Owner 2: REZENDES CATHERINE T -
Street 1: 5 DOROTHY RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

SALES INFORMATION	TAX DISTRICT	Parcel ID
		013.0-0004-0002.0

PREVIOUS ASSESSMENT	Parcel ID	Date
2022 104 FV 532,100 4600 4,938. 454,500 991,200		Year end 12/23/2021
2021 104 FV 507,600 4600 4,938. 454,500 966,700		Year End Roll 12/10/2020
2020 104 FV 507,800 4600 4,938. 454,500 966,900		966,900 Year End Roll 12/18/2019
2019 104 FV 389,100 4600 4,938. 482,900 876,600		876,600 Year End Roll 1/3/2019
2018 104 FV 389,100 4600 4,938. 352,200 745,900		745,900 Year End Roll 12/20/2017
2017 104 FV 364,500 4600 4,938. 306,800 675,900		675,900 Year End Roll 1/3/2017
2016 104 FV 364,500 4600 4,938. 261,300 630,400		630,400 Year End 1/4/2016
2015 104 FV 324,000 4600 4,938. 255,700 584,300		584,300 Year End Roll 12/11/2014

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
REZENDES STANLE 65130-173 3/30/2015 Convenience	3/17/2018 Inspected BS Barbara S
11021-47 1/3/1966	2/22/2018 MEAS&NOTICE BS Barbara S
	2/4/2009 Meas/Inspect 294 PATRIOT
	10/28/1999 Inspected 264 PATRIOT
	9/29/1999 Mailer Sent
	9/29/1999 Measured 163 PATRIOT
	8/23/1993 AJS
Sign: VERIFICATION OF VISIT NOT DATA	

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits PriceUnits Factor Value Price Mod Infl
104 Two Family 4938 Sq. Ft. Site 0 80. 1.15 1

454,513	454,500
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Total AC/HA: 0.11336	Total SF/SM: 4938	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 454,513	Spl Credit	Total: 454,500
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EXTERIOR INFORMATION

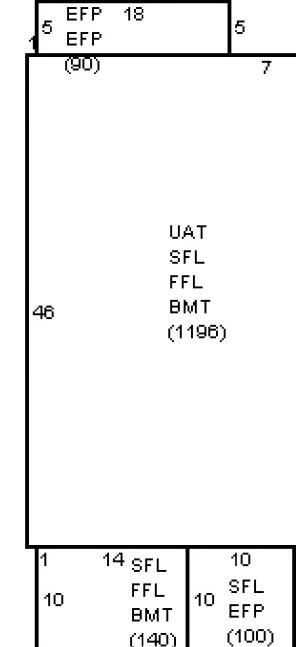
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****override****COND****INT****ECON****SPC****Override****COND****INT****ECON****SPC****Override****COND****INT****ECON****SPC****Override****COND****INT****ECON****SPC****Override****COND****INT****ECON****SPC****Override****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****COND****INT****ECON****SPC****CALC SUMMARY****Basic \$ / SQ:**

180.00

Size Adj.:

1.02878785

Const Adj.:

0.97563571

Adj \$ / SQ:

180.670

Other Features:

114000

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

1.00

LUC Factor:

1.00

Adj Total:

722983

Depreciation:

190867

Depreciated Total:

532115

COMPARABLE SALES**Rate****Parcel ID****Typ****Date****Sale Price****PARCEL ID**

013.0-0004-0002.0

SUB AREA**Code****Description****Area - SQ****Rate - AV****Undepr Value****Sub Area****Area****% Usbl****Descrip****% Type****Qu****Ten**

UAT

100

FLA

25

C

IMAGE**AssessPro Patriot Properties, Inc**